

Adam Zack

From: Stephanie Hylton <stephylton@rockisland.com>
Sent: Monday, August 16, 2021 6:04 PM
To: Comp Plan Update
Subject: Land Use Designation change request #21-0001

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August 16, 2021

Planning Commission members:
Interested parties attending the meeting:

I am unable to attend the Planning Commission meeting due to prior obligations.

My year round home is on parcel number 251450002000, adjacent to the parcel requesting commercial designation.

I thoroughly oppose all versions of this #21-0001 request for change from residential to commercial.

The proposed changes are totally out of character with residential use: the entire zone around the subject parcel is zoned residential, with year round residents living in place on their parcels.

The last thing this neighborhood needs is an increase of nonresident car and foot traffic along the Fisherman Bay Road thoroughfare, seeking coffee and social connection and pizza and art in our midst.

If the Commission members were to pay a visit to the existing coffee vendors in the core of the village, they would see not only walk in but also drive-up traffic. A similar shop located north and east of the boundary of that Village core will draw mostly drive-in traffic, creating further congestion of the Fisherman Bay Road thoroughfare.

The Lopez Village Plan focus is to create a pedestrian village. To this end, that Plan limits commercial activity to the west side of Fisherman Bay Road thoroughfare, and has chosen to encourage development within its walking-distance core. Putting a coffee shop on the east side of the thoroughfare and north of the Village boundary, negates this focus.

Please deny this request; keep the Village compact and pedestrian.

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This request also proposes placing a coffee roaster on the site. This is very problematic, due to the rancid smoke coming out of the chimney, spreading across the neighborhood. The fragrance within a roasting

room is enjoyed by those who like coffee, but what comes out of the chimney is another thing altogether: intense, acrid and offensive. This roasting operation has already been at more than one site on the island; the feedback from neighbors has been the same: awful smelling, acrid smoke.

I oppose this proposal because I do not want myself or my neighbors to be subjected to that smoke.

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Particularly inappropriate is Option B, proposing to re-designate four parcels along the road from residential to commercial. The county has prohibited driveway access from Fisherman Bay Road to lots 251432001000, 251450005000 and 251450003000, specifically to funnel any auto traffic to and from those parcels, to use only Sunset Lane and Milagra Lane to access F B Road thoroughfare. Because of this county prohibition, Blossom Covered Lane had to be created, off of Milagra Lane, to give vehicle access to lots 251450004000 and 251450005000. Making parcel 251450005000 commercial as Option B proposes, means that vehicle traffic going to that location, would have to pass first up Milagra, then turn onto Blossom Covered Lane between parcels 251450002000 and 251450003000, to get to that commercial establishment on lot 251450005000. Commercial traffic on Blossom Covered Lane, a 150 foot stub road intended to give vehicle access to two residences on parcels 251450005000 and 251450004000 as well as my own, is invasive of the privacy of those already living along that road, namely to my own privacy on parcel 251450002000, and to the family at 251450003000, and to the privacy of any future resident at parcel 251450004000.

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Thank you for your consideration of these concerns.
Stephanie Hylton
Resident, parcel 251450002000